

REDEVELOPMENT COMMISSION MEETING MINUTES

October 24, 2016

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:30 P.M., on Monday, October 24, 2016 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Eberhart, Ermeti and Whitfield-Hyduk were present. Also present were Ken Prince, Attorney Bob Beutter, Joe Dits and Marilyn Nelums-Jones.

APPROVAL OF SEPTEMBER 26, 2016 MEETING MINUTES

Commissioner O'Dell motioned that the minutes from the September 26, 2016 meeting be approved. Commissioner Ermeti seconded; motion carried.

REQUEST TO APPROVE BUY-SELL AGREEMENT FOR 227 EAST 4TH STREET

Ken Prince presented Buy-Sell Agreement for 227 East 4th Street. The owner is in an assisted facility and the Son has Power of Attorney. He wants an attorney to review the agreement. The property has already been condemned and he has agreed to the value of the land. We will tear it down and work with Habitat for Humanity for 2 new builds. Should the Attorney have any changes- we will bring the Buy-Sell Agreement back next month for any adjustments. Commissioner Eberhart motioned to approve the Buy-Sell Agreement for 227 East 4th Street. Commissioner Whitfield-Hyduk seconded; motion carried.

REQUEST TO APPROVE BUY-SELL AGREEMENT FOR 1204, 1207, 1208 AND 1209 SOUTH UNION STREET PAPA JOE'S RESTAURANT - Consisting of 2 parcels.

After the fire to this property, we found out that they were not planning on rebuilding because of the insurance on the property. We reached out to them and split the difference between what we thought it was worth and what they thought - \$175,000.00. We explained that we would go according to appraisals. Appraisals have not been done yet and will be \$2,000.00 apiece. We will have well over \$5,000 into the property. The \$175,000.00 price is for all four pieces of property including the two (2) lots across the street. We have plans to meet with the Construction Company on the corner regarding purchase as well. Commissioner Ermeti motioned that we approve the Buy-Sell Agreement for 1204, 1207, 1208 and 1209 Union Street. Commissioner O'Dell seconded; motion carried.

DEVELOPMENT AGREEMENT MODIFICATION, BARAK GROUP LLC

Ken Prince presented a Development Agreement Modification for Barak Group. They have been working diligently. They are working thru financing the project and will demonstrate it to us. Ken Prince also provided a schedule of financing in the Agreement. He stated there needs to be a valid agreement to go out and get financing and they have asked us to extend. Their plans for completion are July 2017. They want to make sure there is a user in hand for the proposed cafe. Immediately west of the plaza near Beutter Park will be the site for the cafe, two parcels next to it – condominiums – Tower 1 and Tower 2

and apartments immediately to the West (Phase 3). Phase 4 is (island property). The 1" Tower is approximately 25 feet from where the River is. Kary Miller, 202 Lincolnway East, Mishawaka, Indiana (Representative) was in attendance and stated that everything is going along fine and they are excited to get started. Dale Nagel, 3010 Hickory Street, Mishawaka, Indiana (Representative) was also in attendance and stated that there has been a lot of effort put in and they are now seeing a lot of activity, flyers and signs on the property. Activity in fact has picked up more than anticipated. They are taking reservations for viewing. He stated that it helps that people want to live downtown. Commissioner Eberhart motioned to approve the Development Agreement Modification. Commissioner O'Dell seconded; motion carried.

PROJECT LEAD THE WAY REPORTING

Ken Prince presented a letter (and required attachments) from Dr. Denise Seger, Ph.D., Associate Superintendent of Penn-Harris-Madison which shared their appreciation for the \$124,334 provided by the City of Mishawaka Redevelopment Commission. This funding supports the Project lead the Way Program in their three elementary schools. The attachments included program reports sharing accomplishments, challenges, impact and other community support received.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

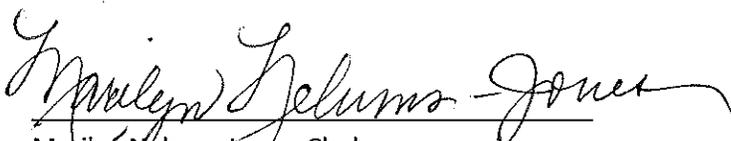
Commissioner Eberhart commented for the record that he attended the opening for Battell Center following recent renovations and he is well pleased with the work accomplished. Commissioner Eberhart motioned that the meeting be adjourned; Commissioner Ermeti seconded; meeting adjourned at 5:50P.M.



Jim Pingel, President



Ken Prince, City Planner



Marilyn Nelums-Jones, Clerk